

Biazar, Shahab

From: Biazar, Shahab
Sent: Tuesday, January 26, 2016 11:28 AM
To: Yolanda Padilla Moyer; Chris Sholtis; Kevin G. Patton (kevin.patton@pultegroup.com)
Cc: Harmon Rita T. (rharmon@cabq.gov); Abiel X. Carrillo (acarrillo@cabq.gov); Elliott, Stanice (staniceelliott@cabq.gov); Cherne, Curtis
Subject: DEL WEBB Phase 2, Tract M off the Watershed Subdivision (H09D017F)
Attachments: stormwater control_ESC_Permit.pdf

Hi,

Based on the DMP submittal for DEL WEBB Phase 2, Tract M off the Watershed Subdivision (H09D017F), the plan is approved for Preliminary Plat but the following comments must be addressed prior to grading and workorder approval:

- Provide calculations for the proposed swale below Basin G.4. Include the swale and surface treatment on the grading plan.
- Provide calculations for the proposed swale below Basin F.4. Include the swale and surface treatment on the grading plan. Show the proposed inlet at the pond as discussed at the meeting.
- Include details for the offsite runoff conveyance over the wall and the path/swale to the street.
- Provide overall first flush calculations and typical lot ponding exhibit including ponding calculations for the different lot sizes.
- Provide existing topography beyond the property line on the east side. Elevations must be provided for existing improvements to assure proper proposed grades will not any adverse impacts.
- Part of Basin G.3 drains Basin G.1. How would this impact street capacity and proposed inlet location?
- Provide wall sections (including swales if any).
- Provide pipe sizes for all the storm drain pipes.
- An Erosion and Sediment Control (ESC) plan must be approved prior to grading approval.
- Stormwater Control Permit for ESC will also be required prior grading approval.
- North end of Basin G.3 and Basin G.7 drain to Westcreek Pl. How will this impact street capacity and downstream storm drain structures.
- Please update proposed Basin map according to the proposed drainage patterns. Please make sure street capacity reflects the actual flows.
- A Flood Permit application is required.
- No building permit will be issued for the lots within the flood plain until the flood plain is removed.
- Are the grades along Mirehaven arroyo as-built grades? Proposed contour do not tie to existing grades.
- Provide additional top of retaining wall elevations to the north.
- Avoid draining extensive runoff over the sidewalks. Include sidewalk culverts in these areas.
- Provide capacity calculations for all the swales and include surface treatments.
- Provide additional retention for first flush within all proposed ponds. Provide first flush volume calculations. Include bottom of the pond and invert elevations for pipes.

Please give me a call if you any questions. I have attached a copy of the Stormwater Control Permit for ESC.

Thanks

Shahab Biazar, P.E.

City Engineer

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